

MINUTES OF EVERETT PORT COMMISSION WORK SESSION

March 2, 2010

PRESENT:

Michael F. Hoffmann	President
Mark Wolken	Vice President
Troy McClelland	Secretary
John Mohr	Executive Director
Karen Clements	Chief Fin. Officer
Brad Cattle	Port Attorney

CALL TO ORDER: Commission President Michael Hoffmann called the meeting to order at 5:01 p.m.

1. COMMISSION PRESIDENT'S REPORT

Commissioner Michael Hoffmann reported that he would like to discuss a sustainability reporting initiative and asked Port staff to consider creating a process that would monitor the Port's operational impacts on the environment. He also suggested that the Port's Mission Statement to reviewed to include a vision statement. Both Commissioners Wolken and McClelland said they were open to this type of discussion.

Commissioner Hoffmann also reported that there has been a lot of press recently regarding the Department of Ecology's boatyard regulations for boatyard discharge in the Puget Sound.

Executive Director John Mohr said that the Port operates a zero-discharge boatyard at 12th Street, and plans to expand the boatyard are currently being considered in response to Ecology's rules. Additionally, recent letters have surfaced in the media that were sent out by Puget Soundkeeper Alliance to four boat yards in Lake Union regarding the discharges from those yards, with a threat to sue if the boat yards did not fall into compliance. Port staff performed a search on the internet and found there were a number of articles regarding this matter. Mohr indicated that he would ask staff to post the letters on the Port's web site as appropriate.

2. EXECUTIVE DIRECTOR'S REPORT

Commission Meetings Schedule – Resolution No. 932

Executive Director John Mohr presented Resolution No. 932, which modifies the regular Commission Meeting Schedule from 9am to 5pm on the first and second Tuesdays of each month. John Mohr reported that if the Commission is interested in taking action on this resolution today, the Port's rules of procedure require that all Commissioners would first agree that there is unanimous consent for consideration of taking action on Resolution No. 932.

Commissioner Mark Wolken moved to consider the adoption of Resolution No. 932 at the March 2, 2010 Commission meeting. Commissioner Troy McClelland seconded the motion. A vote was called for:

Vote: 3-0

Yes: Hoffmann, McClelland, Wolken

No: None

Abstained: None

Motion carried.

Commissioner Mark Wolken moved to adopt Resolution No. 932 as presented. Commissioner Troy McClelland seconded the motion. A vote was called for:

Vote: 3-0

Yes: Hoffmann, McClelland, Wolken

No: None

Abstained: None

Motion carried.

ORIGINAL

TIGER Grant

Executive Director John Mohr reported that the Port of Everett was unsuccessful in securing TIGER Grant funding for its \$43.1 million South Terminal Wharf Strengthening project. Washington State received funding for two projects, the North-South Freeway in Spokane and the Mercer Street project in Seattle. John Mohr indicated that the Port will continue to seek other grant opportunities for the South Terminal Wharf Strengthening project.

3. OPERATIONS REPORT

Marina Report

Chief Operating Officer Carl Wollbek announced that the Port revised its 10th Street Boat Launch and Marine Park fees, which will go into effect May 1, 2010. The modified fee includes an increase in the annual boat launch fee from \$5 to \$8.00. The Port has not raised this fee since 1997, when it was raised from \$3 to \$5.00. The \$8 fee will include parking for launch users. A \$3 seasonal parking fee will be implemented from Friday through Sunday between May 1 and September 30.

Marina Director Cyndy Olson reported that the Port's North/South Marina is 74 percent full with 475 vacancies out of 1,813 permanent moorage slips. The 12th St. Yacht Basin is 76 percent full with 37 vacancies out of 156 permanent moorage slips. These numbers reflect a one percent increase from last month, or an increase of 28 total slips. The new moorage promotion offered at the Seattle Boat Show has resulted in 35 new sign ups for moorage. Cyndy Olson said that the Marina usually sees an increase in occupancy during the summer and a decrease in occupancy during the winter. The Marina has 874 slips that are 28 feet and under, and these smaller slips typically see an increase in vacancies during the first and fourth quarters, and a decrease in vacancies during the second and third quarters.

Olson stated that due to the economic climate in 2009, Port staff has continued to watch Marina occupancy rates and collect information and customer feedback while assessing Marina rates for 2010. After considerable review, the Port has decided to hold moorage rates at 2009 levels for all moorage holders moored with the Port since March 1, 2010, and recommend implementing a new summer only moorage rate adjustment for open slips that are 28 feet and under. This adjustment would be a 25 percent rate increase on the base moorage rate during the months of June, July, August and September. All of the 28 foot and under moorage holders who have moored with the Port since March 1, 2010 will not be subject to the rate increase. Also, customers who sign up for a 28 foot and under slip will have the option to sign a moorage contract through May 1, 2011 and then not be subject to the 25 percent rate increase. Port staff recommends an adjustment of the monthly environmental fee from \$6 to \$7, and also an adjustment in the monthly liveaboard fee from \$50 to \$52. Travelift and yard rates will be increased an average of 1.9 percent, which includes both increases and reductions in certain fees. Port staff has updated and revised its Marina Regulations, Policies and Procedures book and Marina Best Management Practices to reflect changes over the last year.

Events

Cyndy Olson reported that the U.S. Coast Guard Auxiliary will be performing free vessel safety exams on March 13 and April 10 at the South Marina between 10 am and 2 pm. The goal is to confirm vessels meet both federal and state safety requirements. No citations will be issued.

On March 20, the Everett Steelhead and Salmon Club will be holding a blackmouth fishing derby at the 10th St. Marine Park. On April 24, Sound Rowers will be hosting a human powered boat race around Jetty Island beginning at the 10th St. boat Launch. Registration begins at 9:30 am, and the race begins at 10 am. Opening day of boating season is May 1, 2010, and May 16 will be the Port's 16th annual Marina Cleanup Day.

Boat Auction – Resolution No. 933

At the March 9, 2010 Commission Meeting, Port staff will recommend that the Commission adopt Resolution No. 933, which authorizes staff to proceed with a public sale of vessels that have been abandoned through the non-payment of moorage fees.

Marine Boat Lift

Scott Grindy, Director of Security and Facilities, reported on a proposal to purchase a 50-ton mobile marine boat lift. In February 2010, the Port received a bid of \$294,406, with an option for a sailboat beam extension. The Port also received a trade-in value of \$21,500 for the older 30-ton boat lift, for a total bid amount of \$314,393.35, including tax. The new boat lift would be used for the possible expansion of the 12th St. Boatyard, and also as a back up unit to the 75-ton Travelift. Scott Grindy said that Staff recommends deferring purchase until details are finalized with respect to the boatyard expansion plans.

4.

COLLINS BUILDING OUTREACH SCHEDULE

Executive Director John Mohr provided an overview of the Collins Building review process that was initiated by the Commission at the Retreat held in February, as well as the Collins Building review process outreach schedule.

John Mohr reported that there are four approaches in the review process, with the first three approaches being individually set by each Commissioner. The process will include:

- An economic review and analysis suggested by Commissioner McClelland
- A review of community resources suggested by Commissioner Wolken
- A discussion on community values suggested by Commissioner Hoffmann
- Public input

John Mohr announced that Reid Shockey has been selected as the facilitator for the Collins Building Review Process public meeting on June 5, 2010. Reid Shockey provided an overview about his role in the process.

Jeff Lalone, Bayside Marine, inquired about the cost to the Port for the process, and commented that the Collins Building is located where the zero-discharge boatyard expansion is to be located. John Mohr responded that the cost of the process would range from \$60 - \$90,000. The Commission said they were aware of the building's impact on the boatyard.

Annie Lyman, Everett, asked for clarification regarding the appointment of Reid Shockey as facilitator, and asked if the outreach schedule included Commissioner Hoffmann's approach. John Mohr responded that he had suggested using Reid Shockey as a facilitator for the discussion at the Commission Retreat and the Commission had no objection. Commissioner Hoffmann responded that he would be having a meeting with representatives of Sustainable Seattle about his approach for the Collins Building process, but a date had yet to be determined for the meeting.

5.

PROJECTS UPDATE

South Terminal On-Call Engineering

Chief of Engineering & Planning John Kleotka provided a brief presentation for the South Terminal On-Call Engineering contract with Worley-Parsons Westmar (Westmar). Kleotka provided an update for both engineering and environmental work that has been conducted. Westmar's schedule will be modified to reflect the news that the Port did not receive TIGER grant funding. The Port continues to seek other grant opportunities for this project, and recently applied for a Federal Appropriation in the amount of \$3.2 million. The Port plans to apply for TIGER II grant funding as the opportunity becomes available.

Gene Hewitt, Everett, asked if the Port would be doing any speaking engagements about the Collins Building process at a community level. John Mohr responded that the Port's Communications Administrator Lisa Lefebvre would be doing several community presentations on this topic, including the Port Gardner Neighborhood group, this spring.

6.

COMMISSIONER COMMENTS

Commissioner Michael Hoffmann commented that he would like to have a future discussion about the Port's tax levy and provide the community with a better understanding of the process. The Port of Everett is a port of statewide

significance and Port benefits encompass the entire county, although the taxing district is just within the Port District.

Commissioner Hoffmann also said he would like the Port to develop a process that monitors the environmental impacts of Port operations.

7. CITIZEN COMMENTS
There were no Citizen comments.


NO EXECUTIVE SESSION WAS HELD.

THE WORK SESSION WAS ADJOURNED at 6:01 p.m.

APPROVED: THIS ___ day of April 2010. EVERETT PORT COMMISSION

By:


Michael Hoffmann, President


Mark Wolken, Vice President


Troy McClelland, Secretary